

CONTENT OF A PUBLIC REPORT

The Arizona Public Report is a disclosure document for Developments and is prepared for the public. It is required for any development being marketed in Arizona and includes information provided by the developer. It is not a guarantee by the Development or ADRE.

The Public Report Includes:

- Physical Characteristics of the subdivided lands and surrounding areas
- Land use and restrictions
- Development improvements, e.g. streets, utilities, recreational facilities with completion timeliness, water availability
- Any Buyer costs for completion of development improvements or extensions, and hook-ups of utility services
- Seller's plans for marketing and sales processing
- Seller/Developer Background Research

Arizona Department of Real Estate

Departamento de Bienes
Raíces de Arizona (ADRE)
100 N. 15th Avenue, Suite 201
Phoenix, AZ 85007
Phone: (602) 771-7700

Message Center:

<https://azre.gov/message-center>



The Arizona Public Report Requirement

MARKETING A MEXICAN DEVELOPMENT IN ARIZONA



www.azre.gov

When a Public Report is Required:

Any development located outside the state that is advertised, promoted, or sold within the state must comply with all Arizona laws and rules, as if the land was located in the state. R4-28-A1220.

A **subdivision** is improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests. **For the purposes of this requirement and by statute, a Residential Condominium is also a subdivision.** A.R.S. §32-2101

A **subdivider** is any person/entity offering for sale or lease six or more lots/units in a Subdivision or who causes land to be divided into six or more lots. (Includes Condominiums) A.R.S. §32-2101

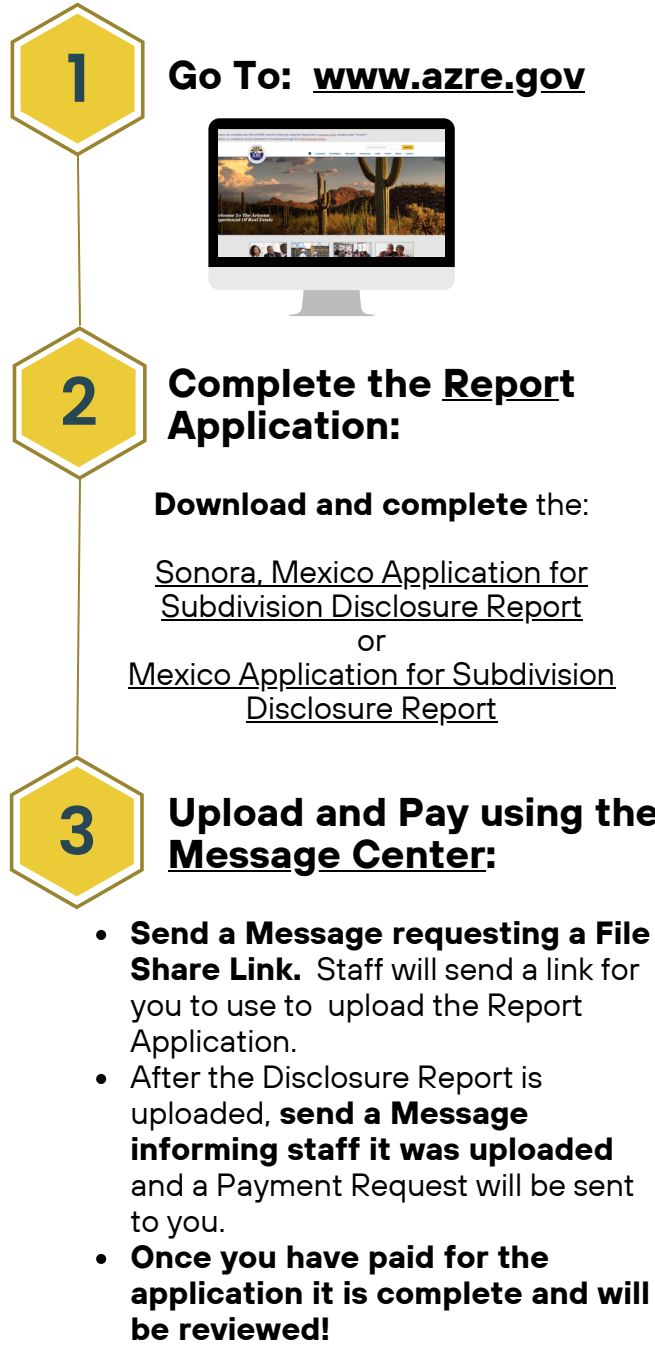
- All **subdividers are required** to obtain an Arizona Subdivision Public Report prior to offering lots/units for sale or lease. A.R.S. §32-2181 et. seq.

A **timeshare** plan means any arrangement, plan, or similar device, other than an exchange program whether by membership agreement, sale, lease, deed, license or right-to-use agreement or by any other means, in which a purchaser, in exchange for consideration, receives ownership rights in or the right to use accommodations for a period of time less than a full year during any given year, but not necessarily for consecutive years. A timeshare plan may be a single site timeshare plan or a multisite timeshare plan. A.R.S. § 32-2197(28)

A **timeshare developer** is any person/entity offering for sale, lease or assignment, mortgage or other transfer if the person offers at least 12 or more timeshare interests in a Timeshare Plan. A.R.S §32- 2197(6)

- All **timeshare developers are required** to obtain an Arizona Timeshare Public Report prior to offering for sale, lease, or assignment, mortgage or other transfer as described above. A.R.S. §32-2197 et. seq.

APPLYING FOR A PUBLIC REPORT



VIOLATIONS FOR FAILING TO FIRST OBTAIN APPROVAL FOR A PUBLIC REPORT

Marketing or selling subdivided lands or units for sale or lease in the State of Arizona before you obtain an Arizona Subdivision Public Report, when one is required, is a Criminal Violation. It is a Class 5 Felony pursuant to A.R.S. §32-2165(B).

Penalties for Violations may include:

- Buyer Rescission
- Cease and Desist Order
- \$5,000 civil penalty per subdivision
- Revocation or Suspension of an Arizona Real Estate License

By you offering an Arizona Development Public Report on a Mexican Development, buyers may be more confident in knowing what to expect with their investment.